

# *East Longmeadow Planning Board*

*60 Center Square*

*East Longmeadow, Massachusetts 01028*

*Telephone: (413) 525-5400- extension 1700 - Facsimile (413) 525-1656*

*since 1894*

*Alessandro Meccia, chair*

*Ralph Page, vice-chair*

*Tyde Richards, clerk*

*Michael Carabetta*

*George Kingston*

*robyn d. macdonald, director*

*rmacdonald@eastlongmeadowma.gov*

## **Minutes of August 11, 2015**

Present were: Chair, Alessandro Meccia; Vice Chair, Ralph Page, Clerk, Tyde Richards, Michael Carabetta and George Kingston.

### Continuation of Public Hearing – Great Woods XII

Mr. Richards read an e-mail into the record from Charles Dauchy requesting that the hearing for Great Woods XII be continued to the August 25, 2015 Planning Board meeting to allow them more time for plan revisions and town staff review.

Upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (5-0) to continue the public hearing for Great woods XII to August 25, 2015 at 6:00 p.m.

### Continuation of Public Hearing – Sunset Estates

Mr. Richards read an e-mail into the record from Al Joyce requesting that Sunset Estates be removed from the August 11<sup>th</sup> agenda because the plan is still in process.

Upon motion duly made by George Kingston and seconded by Michael Carabetta, the Board voted unanimously (5-0) to continue the public hearing for Sunset Estates to September 8, 2015 at 6:00 p.m.

Abutter in the audience asked what if he asks for another continuance then? Mr. Page said at some point the Board will take a look at it and if they continue to request a continuance the Board will ask them to remove it and refile it when he has all of the plans ready.

Mr. Kingston explained that the Board can deny it for lack of information and suggested to the abutters in the audience to contact the office to see if he has asked for a continuation or not. Ms. Macdonald suggested to the abutters to leave their names and phone numbers with her and she could contact them if he is not going to be prepared. She said that she requested that he withdraw it voluntarily but she hasn't received an answer.

Request for Signage – Big Y, 441 North Main Street (front building sign)

Present were Peter Smith from Big Y and Adam Glass of Creative Dimensions.

Clerk, Tyde Richards read a request into the record for front building signage from Big Y, 441 North Main Street.

The Board reviewed the proposed signage request for Big Y.

Ms. Macdonald told the Board that years ago a variance was granted for the ZBA to allow the sign because the building is so large and sits so far back.

Mr. Meccia addressed the Board for any questions.

Mr. Page asked if that sign already exists under a variance.

Ms. Macdonald said for the size and the variance allows the sign to be 262 square feet and because they have a variance to allow a larger sign anything that is below that 262 is considered a legal use by a variance.

Upon motion duly made by George Kingston and seconded by Michael Carabetta, the Board voted unanimously (5-0) to approve the front building sign as presented.

Request for Signage – Big Y, 441 North Main Street (side building sign)

Clerk, Tyde Richards read a request for side building signage into the record from Big Y, 441 North Main Street.

The Board review the proposed signage request for Big Y.

Mr. Kingston asked if that sign also has a variance because it is a second sign with no entrance door. Ms. Macdonald said that it faces Harkness Avenue which is a separate street so as long as it faces another street there can be another building sign. Mr. Kingston said his other question is how are they measuring the area of the sign. Ms. Macdonald said that she mentioned that to them to make sure that they watched how they measured it. Mr. Kingston said it is not 40' it is much more than that.

Peter Smith, Big Y said that he thinks they are keeping the 6 foot radius as one measurement and then the 14' by 8". Ms. Macdonald asked Mr. Smith if he remembers her last e-mail in that she told him that it either has to be triangular or rectangular and she brought that to everyone's attention to make sure.

After further discussion Mr. Glass said that they will withdraw the application and resubmit with the proper dimensions.

Request for Signage – Big Y, 441 North Main Street (ground sign)

Clerk Tyde Richards read a request for ground signage into the record from Big Y, 441 North Main Street.

The Board review the proposed signage request for Big Y.

Mr. Kingston said that it basically is replacing what is currently there. Mr. Smith said yes they are replacing the face.

Upon motion duly made by George Kingston and seconded by Michael Carabetta, the Board voted unanimously (5-0) to approve the ground sign as presented.

Chris Bertelli regarding St. Paul Church

Ms. Macdonald informed the Board that she received an e-mail that day from Chris Bertelli with regard to St. Paul Church. She said Mr. Bertelli is one of the abutters to the Church where all of the trees were taken down.

Mr. Richards read Mr. Bertelli's e-mail into the record:

The church has added an additional AC condenser to the rear of the building closest to his house which will add to the noise pollution due to the close proximity of the church's rec center, noise is amplified between his house and the church. It was not on the submitted and approved plans. He would request that it be moved to a more appropriate location such as where the other AC condensers are located. If it was approved/permitted there must be some kind of guideline for noise pollution between residential/ non-residential properties, also if the A/C condenser can't be moved he is requesting something such as an acoustic enclosure to be added/built around the A/C condenser reducing the adverse noise which the condenser will create.

Ms. Macdonald said that Mr. Bertelli stated Mr. Hellyer did not respond to the e-mail and she invited Mr. Bertelli to come to the meeting to talk with the Board but he was unable to attend.

Mr. Kingston said that it wasn't on the site plan and suggested that they send a letter to the church making them aware of the fact that they need to file a new site plan and get it approved.

Mr. Carabetta suggested that they look at the plan first and if it is not on there then send the Church a letter. Ms. Macdonald asked if one of the Board members could look at it then she would prepare the letter and send to the Board ahead of time.

Waiver of Site Plan Reviews approved

Quarry Road Publishing, 37 Old farm Road – Home Office

East Meadow Farm, 135 Parker Street

Artistic Dance Conservatory, 143 Shaker Road

Balance(Yoga Studio), 145 Shaker Road

Veteran Landscaping, 27 St. Joseph Drive – Home Office

Request for Temporary Signage –Meadow Brook PTO

The Board reviewed the proposed temporary signage request from Meadow Brook PTO and required that a sign permit application be submitted to the Board.

Discussion regarding Zoning Review changes to the by-law definitions

Ms. Macdonald said that the Board charged the Zoning Review Committee with making changes to the definitions in the by-laws which they did. She said that Mr. Kingston had a question with regard to lodging short term. Ms. Macdonald asked Mr. Kingston what he wants the definition to be for short term. Mr. Kingston said that he was going for less than a month and thinks they should remove the reference to a specific company. Ms. Macdonald asked Mr. Kingston if she should remove Air B & B. Mr. Kingston replied yes. Ms. Macdonald said then it should include online room sharing services providing short term service not to exceed 30 days. The Board agreed on that. Ms. Macdonald said the next item was lot line rear and rear lot line and she combined the language to be one and asked the Board if they want it listed just under rear lot line or lot line rear. The Board agreed to take out rear lot line and in the place of lot line rear add the language Ms. Macdonald provided.

Mr. Kingston said also on line 3 that says at a maximum distance from the lot line should say from the front lot line and the Board agreed with that also.

Ms. Macdonald said Mr. Page had some concerns with the recreation vehicles definition and read it to the Board. Mr. Page said that they were adding boats, snowmobiles and all terrain vehicles. Mr. Kingston said that it contradicts the previous definition primarily for a temporary housing. Ms. Macdonald said that they can say some primarily designed as temporary living occasions and including but limited. Mr. Page said some of his concerns where it's used in the by-law basically states that it has to be kept to the rear of the property in one location. He asked if they are saying that someone can't have an ATV in their front yard or front driveway or a snowmobile can't be parked there. Ms. Macdonald said yes. Mr. Kingston said that he thinks it is going to cause a problem going to town meeting because there are numerous boats parked in front of people's houses. He said to change that when they haven't had any complaints about it would be an issue and the main purpose of that definition is to keep people from parking RV's in their front yard and living in them or having their relatives come in and live there for a few weeks in their RV in the front yard. Ms. Macdonald said that she does know that Mr. Hellyer has enforced boats in the front yard and has made the owner move them back behind the setback of the rear of the house and the side yard setbacks. Mr. Kingston said he thinks it is going to stir up some issues and Mr. Page said he agrees

and thinks they should leave that one definition alone and the rest are fine. The Board agreed to keep it the way it is. Ms. Macdonald said that she will make the changes and schedule the public hearing. She asked the Board if there are any issues they want the Zoning Review Committee to be looking at for additional changes. Ms. Macdonald said one of her questions is and has spoken with Mr. Page about it and she isn't sure how the Board feels and the tenure of town meeting with regard to if they want to change their mind about ground mounted solar voltaic arrays in residential districts.

Mr. Meccia and Mr. Richards both said no. Mr. Kingston said that he doesn't think they should change it yet.

Mr. Carabetta said that he doesn't think they should change it but does think they should discuss it. He said that he knows the reasons why they didn't allow it to begin with but as technology changes, they had one person and there will be more. Ms. Macdonald said that there have been a couple of calls made and she was wondering if they want to have a couple of public meetings to see what the tenure of the residents is. She said that Wilbraham allows ground mounted solar voltaic and Somers does and the limitation is that you have 5 acres or more. Ms. Macdonald said that they can change that to protect the small residential areas. She said that one of Mr. Carabetta's concerns is the heat, the reflection to the home next to them and the possibility of melting their siding. She said also the same issues they brought forth in the Industrial areas, the safety issues with kids because it is electricity so they are not only talking about allowing it but they are talking screening, fencing and there is a lot that would be in a residential district. Mr. Carabetta said that he thinks they should get some more facts before they bring it before the public.

Ms. Macdonald asked the Board if they would like her to schedule somebody from a company to come before the Board that knows about it. Mr. Kingston said who does residential ground mounted and is qualified to talk about it. He said one of the issues he has is the reflection shining into people's yards. Mr. Meccia said his main concern is safety and how they set things up for safety wise.

After further discussion the Board agreed to invite someone in to speak with them to explain to them some facts. Ms. Macdonald said that she will see what she can do and will let them know the companies that maybe interested in coming in and talking with the Board.

#### Letters of interest for Planning Board vacancy

Ms. Macdonald told the Board that she has given them all copies of the letters of interest from three people for the Planning Board vacancy and asked them what they would like to do. Mr. Meccia asked if the Selectmen are involved in the process. Ms. Macdonald said that they are a part of the appointing but not part of the initial and the Board can narrow the people down and present them to the Board of Selectmen or they can have them involved in the whole thing, it's up to them. The Board agreed to place them on their next agenda and ask the Selectmen to also attend for any questions they might have.

Minutes

The Board reviewed the minutes of June 16, 2015 and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted (5-0) to approve the minutes.

The Board reviewed the minutes of June 30, 2015 and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted (5-0) to approve the minutes.

The Board reviewed the minutes of July 14, 2015 and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted (4-0) to approve the minutes.

The Board reviewed the minutes of July 28, 2015 and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted (4-0) to approve the minutes.

With no further business and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted 5-0 to adjourn at 7:30 p.m.

For the Board,

Tyde Richards, Clerk